

Sheriff’s Sale Notices for July 11, 2017

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>THIRD PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, July 11, 2017 at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 9:00 A.M. (EDT) Jewell Williams, Sheriff</p> <p>JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE</p> <p>Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney’s check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Five Hundred Dollars (\$500.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.</p> <p>Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney’s check or money order with the Sheriff</p> <p>The balance of the purchase money must be deposited in certified check, attorney’s check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.</p> <p>A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.</p> <p>The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff’s costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.</p> <p>The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff’s cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff’s Distribution Policy will be ordered and the money will be distributed accordingly.</p> <p>No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney’s checks or money orders made payable to the Sheriff of Philadelphia County.</p> <p>The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.</p> <p>The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders’ failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale</p>	<p>Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) “brtweb.phila.gov” for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.</p> <p>The “BRT #” refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006</p> <p>NOTICE OF SCHEDULE OF DISTRIBUTION</p> <p>The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on July 11, 2017</p> <p>Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</p> <p>N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant’s names, we make the following.</p> <p>EXPLANATION</p> <p>The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.</p> <p>The letters C.P., Court of Common Pleas; O.C., Orphans’ Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.</p> <p>Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.</p> <p>Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p>	<p>C.P. September Term, 2016 No. 02766 \$60,978.68 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-304 1151 N 65th St 19151 34th wd. 1,360 Sq Ft OPA#344302100 Improvements: Residential Property THE UNKNOWN HEIRS OF MILDRED PEARSON, DECEASED, DAVID EXUM, SOLELY IN HIS CAPACITY AS HEIR OF MILDRED PEARSON, DECEASED, KRISTON MCFADDEN, SOLELY IN HER CAPACITY AS HEIR OF MILDRED PEARSON, DECEASED, LORI EXUM-THOMPSON, SOLELY IN HER CAPACITY AS HEIR OF MILDRED PEARSON, DECEASED, MELODY HEADEN, SOLELY IN HER CAPACITY AS HEIR OF MILDRED PEARSON, DECEASED, SHANNAE MOSES, SOLELY IN HER CAPACITY AS HEIR OF MILDRED PEARSON, DECEASED, WALLACE MOSES, SOLELY IN HIS CAPACITY AS HEIR OF MILDRED PEARSON, DECEASED, ANTHONY HEADEN, SOLELY IN HIS CAPACITY AS HEIR OF MILDRED PEARSON, DECEASED, AND LARRY HEADEN SOLELY IN HIS CAPACITY AS HEIR OF MILDRED PEARSON, DECEASED C.P. February Term, 2016 No. 02980 \$146,524.45 KML Law Group, P.C.</p> <p>1707-305 5306 Wakefield St 19144 22nd wd. 1,125 Sq Ft BRT#122140300; OPA#122140300 Improvements: Residential Dwelling TAMARA D. LEWIS ALSO KNOWN AS TAMARA DENISE LEWIS ALSO KNOWN AS TAMARA D. LEWIS-IBRAHIM C.P. April Term, 2015 No. 03673 \$75,180.72 Udren Law Offices, P.C.</p> <p>1707-306 5336 Ella St 19120-3026 42nd wd. 1,872 Sq Ft OPA#421308400 Improvements: Residential Property MELROSE ROBINSON C.P. July Term, 2016 No. 01999 \$119,438.30 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-307 5925 N Water St 19120 61st wd. 1,381 Sq Ft BRT#61-2487900; OPA#612487900 Improvements: Residential Dwelling JUANITA JOHNSON C.P. October Term, 2016 No. 02815 \$72,266.24 Udren Law Offices, P.C.</p> <p>1707-308 7535 Greenhill Rd 19151 34th wd. 1,868 Sq Ft BRT#34-3-2502-00 Improvements: Residential Dwelling SELENA D HAMMOND C.P. July Term, 2016 No. 00832 \$138,441.81 Udren Law Offices, P.C.</p> <p>1707-309 1829 S 22nd St 19145 48th wd. 1,235 Sq Ft BRT#48-2183600; OPA#482183600 Improvements: Residential Dwelling ESTATE OF DARYL S. DOUGLAS C/O NATHANIEL DOUGLAS, III EXECUTOR; NATHANIEL DOUGLAS, III EXECUTOR OF THE ESTATE OF DARYL S. DOUGLAS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DARYL S. DOUGLAS C.P. December Term, 2016 No. 03340 \$71,519.42 Udren Law Offices, P.C.</p> <p>1707-310 3051 N Bambrey St 19132 38th wd. 940 Sq Ft OPA#381116500 Improvements: Residential Property FERNANDO J. PRESS AND WANDA M. PRESS A/K/A WANDA MARIA PRESS A/K/A WANDA MARIA SCREEN C.P. February Term, 2016 No. 04923 \$27,855.54 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-311 5536 Master St 19131 4th wd. ROW 2 STY MASONRY; 1,622 Sq Ft BRT#041227200 Improvements: Residential Dwelling CHRISTINE MATHIS C.P. March Term,</p>	<p>2016 No. 01225 \$78,249.64 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-313 4518 Robbins Ave a/k/a 4518 Robbins St 19135 41st wd. 1,228 Sq Ft OPA#411166100 Improvements: Residential Property CHRISTOPHER GINALDI C.P. October Term, 2015 No. 03178 \$87,817.00 KML Law Group, P.C.</p> <p>1707-314 59 N 51st St 19145 44th wd. 772.5 Sq Ft OPA#441093800 Improvements: Residential Property THAXTER HICKS C.P. December Term, 2015 No. 00201 \$44,810.98 KML Law Group, P.C.</p> <p>1707-315 3155 Almond St 19134 25th wd. 1,216 Sq Ft BRT#251293700 Improvements: Residential Dwelling JOANN V. FITHIAN C.P. August Term, 2016 No. 01377 \$30,793.90 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-316 5216 N Hope St 19120 42nd wd. ROW B/GAR 2 STY MASONRY; 1,204 Sq Ft BRT#422327200 Improvements: Residential Dwelling ANN CONCANNON, DECEASED C.P. August Term, 2016 No. 02358 \$76,002.76 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-317 237 S 45th St 19104 27th wd. ROW 3 STY MASONRY; 3,840 Sq Ft BRT#272143400 Subject to Mortgage Improvements: Residential Dwelling LINDA PORTER C.P. March Term, 2016 No. 02305 \$325,549.82 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-318 2042 Deveraux Ave 19149 62nd wd. ROW B/GAR 2 STY MASONRY; 1,170 Sq Ft BRT#62-1-2179-00 Improvements: Residential Dwelling DONNA BURNETT C.P. August Term, 2016 No. 03183 \$121,812.79 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-319 197 W Tioga St 19140 7th wd. (formerly part of the 33rd wd.) 700 Sq Ft OPA#072202900 Improvements: Residential Property YAMILETTE COLON AND XAVIER O. MALDONADO C.P. January Term, 2017 No. 00604 \$39,315.16 KML Law Group, P.C.</p> <p>1707-320 5041 N Camac St a/k/a 5041 Camac St 19141 49th wd. 1,315 Sq Ft OPA#491480500 Improvements: Residential Property JOSHUA HINTON C.P. February Term, 2016 No. 04718 \$70,938.49 KML Law Group, P.C.</p> <p>1707-321 2004 E Glenwood Ave 19124 45th wd. ROW 2 STY MASONRY; 1,053 Sq Ft BRT#452191200 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF EDWARD SWEENEY, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2015 No. 01885 \$23,502.93 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-322 5017 Penn St 19124 62nd wd. 3,109 Sq Ft OPA#621490500 Improvements: Residential Property REVELLA COLES C.P. October Term, 2016 No. 00039 \$80,727.47 KML Law Group, P.C.</p> <p>1707-324 217 N 62nd St 19139-1145 34th wd. 972 Sq Ft OPA#341212500 Improvements: Residential Property QADIR RANDOLPH, IN HIS CAPACITY AS HEIR OF LULA JOHNSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,</p>	<p>FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LULA JOHNSON, DECEASED C.P. April Term, 2015 No. 01735 \$41,411.57 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-325 323 N 34th St 19104 24th wd. ROW 3 STY MASONRY; 2,394 Sq Ft BRT#241221300 Subject to Mortgage Improvements: Residential Dwelling LINDA E. KING C.P. December Term, 2009 No. 00088 \$208,477.79 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-326 3667 Academy Rd 19154 66th wd. 1,368 Sq Ft OPA#663349000 Improvements: Residential Property JEFFREY R. SOOWAL C.P. October Term, 2016 No. 00684 \$145,771.31 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-327 121 Greendale Rd 19154 66th wd. ROW B/GAR 1 STY MASONRY; 880 Sq Ft BRT#662330100 Improvements: Residential Dwelling FRANK D. ARIETTA, KNOWN SURVIVING HEIR OF THERESA ARIETTA AND UNKNOWN SURVIVING HEIRS OF THERESA ARIETTA C.P. September Term, 2015 No. 00356 \$216,828.35 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-328 610 N 64th St 19151 34th wd. 2,500 Sq Ft OPA#34-4245400 Improvements: Residential Property MONICA E. HEARST, AKA MONICA HEARST C.P. January Term, 2015 No. 00530 \$151,542.47 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1707-329 6894 Loretto Ave 19111 53rd wd. 3,312 Sq Ft BRT#532436400 Improvements: Residential Dwelling CLAUDIA RUIZ-MORALES AND RICARDO HURTADO C.P. October Term, 2016 No. 00719 \$266,559.06 Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.; Tyler J. Wilk, Esq.</p> <p>1707-330 428 Delphine St 19120 42nd wd. 1,044 Sq Ft OPA#422266600 Improvements: Residential Property JULIA E. GASKINS C.P. July Term, 2016 No. 01746 \$38,885.09 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1707-331 4644 Locust St. 19139-4414 46th wd. 2,400 Sq Ft OPA#461011100 Improvements: Residential Property BETTY H. REAVIS C.P. March Term, 2015 No. 04115 \$82,551.17 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-332 6722 N Carlisle St 19126-2763 10th wd. 1,642 Sq Ft BRT#101010500 Improvements: Residential Real Estate SHARON CLARK A/K/A SHARON L. CLARK C.P. October Term, 2016 No. 00765 \$93,241.51 Stern & Eisenberg PC</p> <p>1707-333 3682 Chesterfield Rd 19114-1806 66th wd. 3,162 Sq Ft BRT#661040100 Improvements: Residential Real Estate TYRONE LITTLE A/K/A TYRONE A. LITTLE AND ANNA KEWORKIAN-LITTLE C.P. October Term, 2016 No. 01087 \$157,111.03 Stern & Eisenberg PC</p> <p>1707-334 5519 Media St 19131-3912 4th wd. 1,600 Sq Ft OPA#041247900 Improvements: Residential Property KENDRICK ELLISON C.P. May Term, 2015 No. 01850 \$51,491.02 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-335 6511 N 3rd St 19126-3913 61st wd. 1,305</p>

SHERIFF'S SALE		
Sq Ft	OPA#611054800	Improvements: Residential Property
GARY MASON C.P. December Term, 2011 No. 01319 \$370,788.94 Phelan Hallinan Diamond & Jones, LLP		
1707-336		
12089 Legion St 19154	66th wd. 3,380 Sq Ft BRT#662114700	Improvements: Residential Dwelling
IRENE REBECCA HIU F/K/A AYRIN SANTO AND SUMIN HIU C.P. April Term, 2016 No. 02007 \$227,162.40 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.; Tyler J. Wilk, Esq.		
1707-337		
453 Leverington Ave 19128	21st wd. 2,244 Sq Ft OPA#212250400	Improvements: Residential Property
KURT C. STINE C.P. September Term, 2016 No. 02825 \$162,333.94 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC		
1707-338		
4622 Spruce St 19139-4540	46th wd. Beginning Point: Situate on the Southerly side of Spruce Street at the distance of 226 feet 2 inches Westwardly from the Westerly side of 46th Street OPA#461022400	Improvements: Semi/det 4 Sty Masonry
RODNEY D. ROGERS AND LANESE T ROGERS C.P. May Term, 2016 No. 03963 \$96,822.76 Patrick J. Wesner, Esquire		
1707-339		
4631 Pine St, Suite 210 19143	46th wd. Unit in the property identified and named as Garden Court Condominium Located at 4617-4543 Pine Street OPA#888461128	Improvements: Res Condo 5-sty Masonry
HARRY J TOMPKINS C.P. September Term, 2016 No. 01583 \$355,244.85 Patrick J. Wesner, Esquire		
1707-340		
457 E Cheltenham Ave a/k/a 457 Cheltenham Ave 19120	35th wd. 2,045 Sq Ft OPA#352004300	Improvements: Residential Property
MARIE CHARDONNETTE, ROSENELLE LANOT, ROSE CLAIRE JOSY LANOT AND ROSE LUSNY LANOT C.P. July Term, 2016 No. 01641 \$134,178.62 KML Law Group, P.C.		
1707-341		
1702-1704 Unity St 19124	23rd wd. Land: 3,000 Sq Ft ; Improvement: 2,278 Sq Ft; Total: 5,278 Sq Ft OPA#232054700	Improvements: Residential Property
CAROL A. COOK, SOLELY AS HEIR TO CORA W. SMITH, DECEASED AND JASON H. COOK, SR., INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF CORA W. SMITH, DECEASED AND ERICA D. COOK, INDIVIDUALLY AND AS HEIR TO CORA W. SMITH, DECEASED C.P. August Term, 2016 No. 03786 \$78,599.84 Richard M. Squire & Associates, LLC		
1707-342		
2026 Spencer St AKA 2026 W Spencer St 19138	17th wd. (formerly part of the 49th wd.) 1,180 Sq Ft OPA#171256600	Improvements: Residential Property
JACQUELINE WILSON AS EXECUTRIX OF THE ESTATE OF DIANNA WIMBERLY AKA DIANNA ROBINSON, DECEASED C.P. August Term, 2016 No. 01462 \$19,645.16 KML Law Group, P.C.		
1707-343		
5702 Sprague St 19138	59th wd. 931 Sq Ft OPA#591210500	Improvements: Residential Property
TINA MARIE HALL-JORDAN AS ADMINISTRATRIX C.T.A. OF THE ESTATE OF DEBBIE A. DOWNING, DECEASED C.P. October Term, 2016 No. 01256 \$26,513.94 KML Law Group, P.C.		
1707-344		
6301 Guyer Ave 19142	40th wd. 1,391 Sq Ft OPA#402272200	Improvements: Residential Property
LISA NELSON C.P. August Term, 2016 No. 02431 \$70,592.29 KML Law Group, P.C.		
1707-345		
8616 Fayette St 19150	50th wd. Land: 1,454 Sq Ft; Improvement: 1,332 Sq Ft; Total: 2,786 Sq Ft BRT#502304400	Improvements: Residential Property
ESTATE OF TAHEERA W. HAKIM A/K/A TAHEERA HAKIM-ROBINSON, DECEASED, AND ALL UNKNOWN IN-		

SHERIFF'S SALE

DIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST THEREIN, THEREFROM AND/OR THEREUNDER KAI T. HAKIM-LEWIS, INDIVIDUALLY AND AS HEIR TO TAHEERA W. HAKIM A/K/A TAHEERA HAKIM-ROBINSON, DECEASED, LYN-NISE CULLER SOLELY AS ADMINISTRATRIX OF THE ESTATE OF TAHEERA W. HAKIM A/K/A TAHEERA HAKIM-ROBINSON, DECEASED AND RAHMAN A. HAKIM, SOLELY AS HEIR TO TAHEERA W. HAKIM A/K/A TAHEERA W. HAKIM-ROBINSON, DECEASED C.P. April Term, 2016 No. 02221 \$49,516.62 Richard M. Squire & Associates, LLC

1707-346

2607 S 62nd St 19142 40th wd. 1,096 Sq Ft OPA#402105600 Improvements: Residential Property
NSENKA N. HORTON C.P. October Term, 2016 No. 01154 \$31,331.87 KML Law Group, P.C.

1707-347

5716 Cambridge St 19131 4th wd. Land: 878 Sq Ft; Improvement: 1,158 Sq Ft; Total: 2,036 Sq Ft BRT#043018300 Improvements: Row 2 Sty Masonry; Residential Property
STEVEN JETER C.P. October Term, 2016 No. 01522 \$20,980.83 Richard M. Squire & Associates, LLC

1707-348

2023 E Cumberland St 19125 31st wd. 1,073 Sq Ft OPA#314028100 Improvements: Residential Property
HECTOR E. ORTIZ C.P. October Term, 2016 No. 01153 \$34,057.85 KML Law Group, P.C.

1707-349

245 E Phil Ellena St 19119 22nd wd. 900 Sq Ft OPA#222005500 Improvements: Residential Property
KARLA CHAVARRIA C.P. October Term, 2016 No. 01830 \$74,222.41 KML Law Group, P.C.

1707-351

419 Lemonte St 19128 21st wd. 1,953 Sq Ft OPA#212316002 Improvements: Residential Property
LAUREN OSWALD C.P. July Term, 2012 No. 02102 \$225,025.75 KML Law Group, P.C.

1707-352

6309 Cottage St 19135 55th wd. 1,454 Sq Ft OPA#552407600 Improvements: Residential Property
ASHLEY M. MONIQUE JONES A/K/A ASHLEY WALTON AND TAMIR Y. WALTON C.P. October Term, 2016 No. 01291 \$130,241.74 Shapiro & DeNardo, LLC

1707-354

1943 Plymouth St 19138 10th wd. 1,200 Sq Ft OPA#101320400 Improvements: Residential Property
SHELLEY DIXON C.P. October Term, 2015 No. 01963 \$66,235.95 Shapiro & DeNardo, LLC

1707-355

2991 Cedar St 19134 25th wd. 1,281 Sq Ft OPA#251421600 Improvements: Residential Property
GREGG REILLY C.P. October Term, 2016 No. 01152 \$118,848.82 KML Law Group, P.C.

1707-356

4347 Malta St 19124 33rd wd. 1,737 Sq Ft OPA#332143400 Improvements: Residential Property
BILAL E. MOHAMMAD C.P. March Term, 2016 No. 01412 \$122,786.68 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1707-358

4613 Horrocks St 19124-3116 23rd wd. 1,292 Sq Ft BRT#234223300 Improvements: Residential Dwelling
WILLIAM S. DONNELLY, JR C.P. July Term, 2015 No. 03290 \$20,275.51 Law Office of Gregory Javardian, LLC

1707-359

1534 W 68th Ave North a/k/a 1534 68th Ave 19126 10th wd. 2,453 Sq Ft BRT#101249100 Improvements: Residential Dwelling
CHRISTOPHER ATKINSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF

SHERIFF'S SALE

ISADORA C. ATKINSON A/K/A ISADORA C. WAYSON ATKINSON A/K/A ISADORA ATKINSON, DECEASED C.P. July Term, 2014 No. 00932 \$54,989.23 Law Office of Gregory Javardian, LLC

1707-360

420 N Redfield St 19151-4339 4th wd. 1,278 Sq Ft BRT#042254700 Improvements: Residential Dwelling TAAJUN-NUWR AUSTIN C.P. August Term, 2016 No. 02215 \$72,928.64 Law Office of Gregory Javardian, LLC

1707-362

3050 Martha St 19125 25th wd. 5,639 Sq Ft BRT#252426900 Improvements: Residential Dwelling DON W. JONES C.P. August Term, 2016 No. 03569 \$133,326.79 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.; Tyler J. Wilk, Esq.

1707-363

8540 Torresdale Ave 19136 65th wd. 1,523 Sq Ft BRT#652321700 Improvements: Residential Dwelling JOHN CURRAN C.P. March Term, 2016 No. 01655 \$45,861.71 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.; Tyler J. Wilk, Esq.

1707-364

2414 Mifflin St 19145 48th wd. 1,134 Sq Ft BRT#482036800 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANDREA JENKINS, DECEASED C.P. May Term, 2016 No. 03957 \$30,216.01 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.; Tyler J. Wilk, Esq.

1707-365

5441 Beaumont Ave 19143 51st wd. 1,089 Sq Ft OPA#513277800 Subject to Mortgage Improvements: Single Family Row Home FERRICE ANDERSON-SEY, INDIVIDUALLY C.P. February Term, 2016 No. 000544 \$56,338.97 Craig H. Fox, Esquire

1707-367

1921 Tasker St 19145 36th wd. 1,180 Sq Ft BRT#363061900 Improvements: Residential Real Estate NICHOLLA ANDERSON C.P. May Term, 2014 No. 03511 \$97,228.97 Stern & Eisenberg PC

1707-368

1903 1/2 Plymouth St 19138 10th wd. 1,200 Sq Ft BRT#101318300 Improvements: Residential Real Estate RODNEY ANDERSON C.P. July Term, 2016 No. 03758 \$111,748.45 Stern & Eisenberg PC

1707-369

3900 Ford Rd, Park Plaza, Unit 11K 19131 52nd wd. 1,140 Sq Ft OPA#888520167 Improvements: Residential Property KIMBERLY M. DOUTHIT C.P. December Term, 2016 No. 00595 \$156,648.17 Shapiro & DeNardo, LLC

1707-370

1129 Alcott St 19149-3602 35th wd. 1,170 Sq Ft BRT#352086300 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DIANE D. VAUGHN A/K/A DIANA D. VAUGHN, DECEASED C.P. April Term, 2015 No. 03391 \$78,984.18 Powers, Kim & Associates, LLC

1707-371

5220 Jackson St 19124 62nd wd. (formerly part of the 23rd wd.) 3,000 Sq Ft OPA#622396900 Improvements: Residential Property LISA WILLIAMS C.P. October Term, 2016 No. 02040 \$78,698.16 KML Law Group, P.C.

1707-372

435 W Hansberry St 19144 12th wd. 2,530 Sq Ft OPA#123107400 Improvements: Residential Property RICHARD MURPHY C.P. October Term, 2016 No. 02879 \$156,309.76 KML Law Group, P.C.

SHERIFF'S SALE		
1707-373		
1923 N 61st St a/k/a 1923 Sixty-First St 19151	34th wd. 1,325 Sq Ft OPA#342251200	Improvements: Residential Property
DORIS NEWBY-MCFADDEN C.P. June Term, 2016 No. 02571 \$175,735.25 KML Law Group, P.C.		
1707-374		
4010-12 Ashburner St 19136	65th wd. (formerly part of the 41st wd.) 9,476 Sq Ft OPA#652034103	Improvements: Residential Property
GLORIA A. GUTIERREZ C.P. April Term, 2013 No. 01613 \$134,319.84 KML Law Group, P.C.		
1707-375		
1501 E Howell St aka 1501 Howell St 19149	62nd wd. (formerly part of the 35th wd.) 2,696 Sq Ft OPA#621127500	Improvements: Residential Property
NAJMIN BEGUM C.P. October Term, 2016 No. 02023 \$111,092.80 KML Law Group, P.C.		
1707-376		
109 S 21st St Unit 7 19103	8th wd. 473 Sq Ft; Together with a proportionate undivided interest in the Common Elements of 9.74% OPA#888088824	Improvements: Residential Property
SAMRA SHERWANI C.P. October Term, 2016 No. 02901 \$280,165.97 KML Law Group, P.C.		
1707-377		
8754 Jackson St 19136	65th wd. 1,800 Sq Ft OPA#652254500	Improvements: Residential Property
GIOVANNI A. HERNANDEZ C.P. June Term, 2015 No. 02307 \$106,831.89 KML Law Group, P.C.		
1707-378		
1837 E Tioga St a/k/a 1837 Tioga St 19134	45th wd. 1,200 Sq Ft OPA#452108200	Improvements: Residential Property
ANGEL RAMOS AND ANA MARIA RAMOS C.P. May Term, 2016 No. 01474 \$65,905.68 KML Law Group, P.C.		
1707-379		
4605 N Hurley St 19120	42nd wd. 1,200 Sq Ft OPA#421445000	Improvements: Residential Property
IRIS LOPEZ C.P. February Term, 2016 No. 02054 \$27,855.65 KML Law Group, P.C.		
1707-380		
3932 N 16th St 19140-3404	13th wd. Beginning Point: in front or breadth on the said Sixteenth Street fourteen feet eleven inches and extending of that width in length or depth Westward between parallel line at right angles with the said Sixteenth Street ninety-four feet ten inches including a fifteen feet driveway leading Southward into Pike St OPA#131184900	Improvements: Row B/gar 2 Sty Masonry
DONALD LINDSAY AND FLORENCE DICKENS C.P. August Term, 2016 No. 02116 \$54,096.70 Patrick J. Wesner, Esquire		
1707-381		
6634 Souder St 19149	54th wd. 1,368 Sq Ft OPA#541215900	Improvements: Residential Property
TRACY HUA AND CHI-HUNG MU C.P. June Term, 2014 No. 01746 \$175,638.29 KML Law Group, P.C.		
1707-382		
7600 Fayette St 19150	50th wd. 9,716 Sq Ft OPA#501017800	Improvements: Residential Property
LYNN STURDIVANT SOLELY IN HER CAPACITY AS HEIR OF JOHN R. ADAMS DECEASED, RHONDA MOORE SOLELY IN HER CAPACITY AS HEIR OF JOHN R. ADAMS DECEASED, ROBIN ADAMS SOLELY IN HER CAPACITY AS HEIR OF JOHN R. ADAMS DECEASED, TRACY ADAMS-WELLS SOLELY IN HER CAPACITY AS HEIR OF JOHN R. ADAMS DECEASED AND GLENN ADAMS SOLELY IN HIS CAPACITY AS HEIR OF JOHN R. ADAMS, DECEASED C.P. May Term, 2016 No. 00595 \$238,790.02 KML Law Group, P.C.		
1707-383		
6545 Wyncote Ave 19138	10th wd. BRT#102091000	
CHRISTINE M. JACKSON (DECEASED) C.P. April Term, 2012		

SHERIFF'S SALE		
No. 02938	\$192,175.10	Emmanuel J. Argentieri, Esquire
1707-384		
6524 Cottage St 19135-2711	55th wd. 1,170 Sq Ft OPA#552392200	Improvements: Residential Property
EMY DAVID PICHARDO C.P. April Term, 2016 No. 03386 \$126,217.62 Phelan Hallinan Diamond & Jones, LLP		
1707-385		
812 Inverness Ln 19128-1217	21st wd. 1,260 Sq Ft OPA#214094300	Improvements: Residential Property
JARDINELLE R. COLLINS C.P. June Term, 2014 No. 04394 \$362,185.55 Phelan Hallinan Diamond & Jones, LLP		
1707-386		
1324 S Lindenwood St 19143-4315	51st wd. 1,170 Sq Ft OPA#511220900	Improvements: Residential Property
KATEISHA DUBLIN C.P. October Term, 2016 No. 00689 \$57,696.89 Phelan Hallinan Diamond & Jones, LLP		
1707-387		
7458 Sommers Rd 19138-1407	50th wd. 1,488 Sq Ft OPA#501323100	Improvements: Residential Property
MARTINE JOSEPH C.P. February Term, 2016 No. 00372 \$118,984.05 Phelan Hallinan Diamond & Jones, LLP		
1707-389		
4258 N Bodine St 19140-2618	7th wd. 784 Sq Ft OPA#072112700	Improvements: Residential Property
DALILA TIRADO C.P. October Term, 2016 No. 01731 \$10,574.87 Phelan Hallinan Diamond & Jones, LLP		
1707-391		
203 Alnus St 19116	58th wd. APT 2-4 UNITS 2 STY MASON; 1,844 Sq Ft BRT#582253300	Subject to Mortgage
Improvements: Residential Dwelling		
ARKADY TENENBAUM C.P. August Term, 2016 No. 03180 \$101,563.26 McCabe, Weisberg, & Conway, P.C.		
1707-392		
3234 Fountain St a/k/a 3234 W Fountain St 19121	32nd wd. ROW 2 STY MASONRY; 1,174 Sq Ft BRT#323107100	Improvements: Residential Dwelling
LOREN S. ALLEN, KNOWN SURVIVING HEIR OF ALEX ALLEN AND UNKNOWN SURVIVING HEIRS OF ALEX ALLEN C.P. August Term, 2016 No. 01652 \$40,814.39 McCabe, Weisberg, & Conway, P.C.		
1707-393		
6220 Cottage St 19136	55th wd. ROW B/GAR 2 STY MASONRY; 1,152 Sq Ft BRT#552384800	Improvements: Residential Dwelling
GILBERTO GREEN C.P. July Term, 2016 No. 02424 \$141,345.64 McCabe, Weisberg, & Conway, P.C.		
1707-394		
5119 Jackson St 19124	62nd wd. SEMI/DET 2 STY FRAME; 900 Sq Ft BRT#622405900	Improvements: Residential Dwelling
MURRAY SCARBOROUGH C.P. March Term, 2016 No. 02228 \$56,587.29 McCabe, Weisberg, & Conway, P.C.		
1707-395		
3046 Holme Ave 19136	57th wd. S/D W/B GAR 1 STY MASONRY; 1,097 Sq Ft BRT#572022025	Subject to Mortgage
Improvements: Residential Dwelling		
JANET HUBLER AND ROBERT HUBLER C.P. March Term, 2016 No. 02843 \$201,609.69 McCabe, Weisberg, & Conway, P.C.		

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>Sq Ft BRT#581234400 Improvements: Residential Dwelling RICHARD D. RICHARDSON AND AMY L. RICHARDSON C.P. December Term, 2014 No. 00403 \$159,770.46 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.; Tyler J. Wilk, Esq.</p> <p>1707-399 1917 W Sparks St 19141 17th wd. 1,639 Sq Ft BRT#171279900 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PATRICIA WILLAMS, DECEASED C.P. November Term, 2016 No. 00101 \$193,556.76 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.; Tyler J. Wilk, Esq.</p> <p>1707-400 1945-47 E Buckius St a/k/a 1945-47 Buckius St 19124 45th wd. On Northeasterly side of Buckius St; 112'1-1/4" Northwesterly of Frankford Ave; Front: 32'10-3/4"; Depth: 60' OPA#452213000 Improvements: Residential Dwelling JEANNETTE GANGLOFF A/K/A JEANNETTE MOKSHEFSKY-GANGL-OFF C.P. August Term, 2016 No. 04192 \$62,917.84 plus legal interest in the amount of \$1385.56 for a subtotal of \$64303.40 Kerry S. Schuman, Esq.</p> <p>1707-401 2118 S Lloyd St 19142 40th wd. 1,308 Sq Ft OPA#40-3-2262-00 Improvements: Residential Dwelling ESTATE OF ALYCE E. JOHNSON A/K/A ALYCE JOHNSON, DEC'D C.P. May Term, 2016 No. 01157 \$40,853.07 Pressman & Doyle, LLC</p> <p>1707-402 1249 N 58th St 19131 4th wd. BRT#043128300 VICTOR HARRY C.P. November Term, 2016 No. 00274 \$55,533.52 Emmanuel J. Argentieri, Esquire</p> <p>1707-403 436 St Michael Dr 19148 39th wd. BRT#392227744 ANN MARIE POLLINO C.P. November Term, 2014 No. 02446 \$208,555.69 Michael F.J. Romano, Esquire</p> <p>1707-404 2628 E Harold St 19125 31st wd. 749 Sq Ft OPA#314177400 Subject to Mortgage Improvements: Residential Dwelling CARMEN JAMES BALTIERO A/K/A CARMEN JAMES BALTIERO, JR.; SANDRA BALTIERO; FRANKLIN A. BENNETT, III; JAIME L. BENNETT C.P. December Term, 2015 No. 00338 \$75,922.39 Udren Law Offices, P.C.</p> <p>1707-405 7751 Bradford St 19152 56th wd. 3,112 Sq Ft OPA#561246300 Improvements: Residential Property DIANA DANE VIDALLON; DARLENE VIDALLON; ANTONIO R. RESURRECCION, JR.; ESTRELLA B. RESURRECCION C.P. October Term, 2016 No. 01296 \$61,922.03 Shapiro & DeNardo, LLC</p> <p>1707-406 624 Edgemore Rd 19151 34th wd. 1,999 Sq Ft OPA#344389300 Improvements: Residential Property JAMES T. WHITE, II C.P. July Term, 2015 No. 02957 \$139,452.26 Shapiro & DeNardo, LLC</p> <p>1707-407 124 E Albanus St 19120 42nd wd. 1,128 Sq Ft OPA#421142800 Subject to Mortgage Improvements: Residential Property VICTOR MAIA A/K/A VICTOR A. MAIA C.P. June Term, 2016 No. 02569 \$17,400.01 Brett A. Solomon, Michael C. Mazack</p> <p>1707-408 2004 E Firth St 19125 31st wd. 1,987 Sq Ft OPA#314046900 Subject to Mortgage Improvements: Residential Property MARK G. GIORDANO AND ALL KNOWN AND UNKNOWN HEIRS OF THE ESTATE OF JEFFREY N. GIORDANO C.P. December Term, 2015 No. 01185 \$86,352.20 Brett A. Solomon, Michael C. Mazack</p> <p>1707-409 2624 S Franklin St 19148-4517 39th</p>	<p>wd. 1,080 Sq Ft OPA#393233400 Improvements: Residential Property ARTHUR BERTHOLF, IN HIS CAPACITY AS HEIR OF CHARLES BERTHOLF, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLES BERTHOLF, DECEASED C.P. August Term, 2016 No. 04097 \$88,554.02 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-410 2151 Magee Ave 19149-2314 54th wd. 1,246 Sq Ft OPA #541138700 Improvements: Residential Property NANETTE MARROW C.P. May Term, 2016 No. 01683 \$113,260.13 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-411 1441 Devereaux Ave 19149-2702 54th wd. 1,596 Sq. Ft BRT#541062700 Improvements: Row B/gar 2 Sty Masonry SHAN GUANG ZHENG C.P. November Term, 2015 No. 03890 \$99,611.62 Milstead & Associates, LLC</p> <p>1707-412 206 Captains Way 19146-5100 Unknown BRT#6S9 537, BRT#888300830 Improvements: Residential Dwelling YANA KYURCHEVA C.P. March Term, 2013 No. 02668 \$496,396.97 Powers, Kim & Associates, LLC</p> <p>1707-413 508 Easy St, T51 19111-1202 Unknown 1,331 Sq. Ft BRT#88-8630240 Improvements: Residential Dwelling PILSOON PARKER C.P. April Term, 2012 No. 03518 \$259,662.84 Powers, Kim & Associates, LLC</p> <p>1707-414 3 N Christopher Columbus Blvd, Unit 249 a/k/a 3 N. Columbus Blvd #249 19106 5th wd. 800 Sq. Ft BRT#88-8061262; PRCL#1 N 10-194 Improvements: Residential Dwelling BRIAN HECKER AND KARA HECKER C.P. April Term, 2014 No. 04379 \$311,200.61 Powers, Kim & Associates, LLC</p> <p>1707-415 244-248 N Third St Unit 5A 19106 5th wd. 0 Sq. Ft TOGETHER with all right, title and interest of, in and to an undivided percentage interest in and to the Common Elements as set forth in the Declaration of Condominium BRT#888053478 Improvements: Residential Dwelling TO BE SOLD AS THE PROPERTY OF KAREN BERGER, IN HER CAPACITY AS HEIR OF THE ESTATE OF NATHAN BERGER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NATHAN BERGER, DECEASED C.P. August Term, 2016 No. 00062 \$199,644.12 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.; Tyler J. Wilk, Esq.</p> <p>1707-416 2216 Bowler St 19115-3320 58th wd. 1,210 Sq. Ft OPA#581061320 Improvements: Residential Property MICHAEL JOSEPH LAMOND, IN HIS CAPACITY AS HEIR OF DOLORES CARDINAL DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES CARDINAL, DECEASED C.P. June Term, 2015 No. 01999 \$107,803.76 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-418 634 N 67th St 19151-3612 34th wd. 1,357 Sq. Ft OPA#344405400 Improvements: Residential Property SHARON DUNHAM, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF RUBIN BRADLEY, DECEASED; SHIRLEY J. BRADLEY, IN HER CAPACITY AS HEIR OF RUBIN BRADLEY, DECEASED; DARLENE M. BRADLEY, IN HER CAPACITY AS HEIR OF RUBIN BRADLEY, DECEASED; DANTE R. BRADLEY, IN HIS CAPACITY AS HEIR OF RUBIN BRADLEY, DECEASED; REUBEN BRADLEY A/K/A RUBEN BRADLEY, IN HIS CAPACITY AS HEIR OF RUBIN BRADLEY, DECEASED; JONATHAN ERIC BRADLEY,</p>	<p>IN HIS CAPACITY AS HEIR OF RUBIN BRADLEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUBIN BRADLEY, DECEASED C.P. November Term, 2016 No. 02530 \$61,428.23 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-419 2236 Afton St 19152 56th wd. S/D CONV APT 2 STY MASON; 1,750 Sq. Ft BRT#561428100 Improvements: Residential Dwelling NICHITA TELEGUZ C.P. September Term, 2016 No. 00612 \$198,415.18 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-420 5229 Marlowe St 19124 62nd wd. ROW 2 STY MASONRY; 960 Sq. Ft BRT#622269700 Improvements: Residential Dwelling PELE PRESBERY C.P. October Term, 2016 No. 00136 \$44,497.15 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-421 765 Herkness St 19124 23rd wd. ROW B/GAR 2 STY MASONRY; 1,336 Sq. Ft BRT#233008700 Improvements: Residential Dwelling JOSE M. ORTIZ-VEGA C.P. April Term, 2015 No. 001531 \$155,059.88 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-422 4190 Wayne Ave 19140 13th wd. ROW 2 STY MASONRY; 746 Sq. Ft BRT#131404600 Improvements: Residential Dwelling CARMETA THOMPSON C.P. September Term, 2016 No. 01333 \$16,901.20 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-423 153 N Lindenwood St 19139 44th wd. ROW 2 STY MASONRY; 1,208 Sq. Ft BRT#441154600 Subject to Mortgage Improvements: Residential Dwelling TO BE SOLD AS THE PROPERTY OF RONALD WILLIAMS, KNOWN SURVIVING HEIR OF SARAH S. WILLIAMS, DECEASED; MORTGAGOR AND REAL OWNER, HARVEY WILLIAMS, KNOWN SURVIVING HEIR OF SARAH S. WILLIAMS, DECEASED; MORTGAGOR AND REAL OWNER, CARISSA WILLIAMS, KNOWN SURVIVING HEIR OF SARAH S. WILLIAMS, DECEASED; MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF SARAH S. WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2011 No. 01075 \$83,426.22 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-424 2631 Croydon St a/k/a 2631 Croyden St 19137 45th wd. 1,762 Sq. Ft BRT#453034400 Improvements: Row 2 Sty Masonry KEITH M. GRIEVES C.P. November Term, 2015 No. 03493 \$164,100.92 Milstead & Associates, LLC</p> <p>1707-425 5002 N. Convent Ln, Unit C aka 5002C N. Convent Ln, Unit 115 aka 5002 Convent Ln, Unit 115, aka 5002 Convent Ln, Unit C aka 5002 N. Covent Ln 19114 69th wd. BRT#888650305 Improvements: Res Condo 2 Sty Frame ROSEMARIE MILLER C.P. November Term, 2016 No. 01382 \$129,522.06 Milstead & Associates, LLC</p> <p>1707-426 5352 Webster St 19143-2629 46th wd. 1,552 Sq. Ft BRT#462122300 Improvements: Row 2 Sty Masonry RONALD A. BATTLE C.P. January Term, 2017 No. 01301 \$52,680.44 Milstead & Associates, LLC</p> <p>1707-427 5222 Westford Rd 19120-3619 42nd wd. 1,528 Sq. Ft BRT#421396900 Improvements: Row B/gar 2 Sty Masonry DENNIS R. BELL AKA DENNIS BELL C.P. May Term, 2016 No. 00692 \$162,707.79 Milstead & Associates, LLC</p> <p>1707-428 2521 S 2nd St 19148-4717 39th wd. 732 Sq. Ft BRT#391274800 Improvements: Row</p>	<p>2 Sty Masonry JESSE SHEMESH C.P. March Term, 2016 No. 01685 \$161,897.61 Milstead & Associates, LLC</p> <p>1707-430 2711 Latona St 19146 36th wd. ROW 2 STY MASONRY; 756 Sq. Ft BRT#362055700 Subject to Mortgage Improvements: Residential Dwelling TO BE SOLD AS THE PROPERTY OF RAMONA S. BELL, KNOWN SURVIVING HEIR OF JOHN BELL AND UNKNOWN SURVIVING HEIRS OF JOHN BELL C.P. August Term, 2016 No. 00724 \$108,728.12 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-431 2148 Stenton Ave 19138 59th wd. ROW B/GAR 2 STY MASONRY; 1,256 Sq. Ft BRT#591247300 Improvements: Residential Dwelling TO BE SOLD AS THE PROPERTY OF JOY LEWIS, KNOWN SURVIVING HEIR OF JERLINE MAJETTE, BRENDA L. SMITH, KNOWN SURVIVING HEIR OF JERLINE MAJETTE, SHIRLEY A. MAJETTE, KNOWN SURVIVING HEIR OF JERLINE MAJETTE AND UNKNOWN SURVIVING HEIRS OF JERLINE MAJETTE C.P. May Term, 2016 No. 00112 \$83,928.65 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-432 1105 N 42nd St 19104 6th wd. 1,827 Sq. Ft OPA#062281200 Improvements: Residential Property STEPHEN M. BARKLEY AND LESLIE K. BARKLEY C.P. February Term, 2016 No. 01842 \$129,768.98 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-433 166 E Fariston Dr 19120 61st wd. ROW B/GAR 2 STY MASONRY; 1,152 Sq. Ft BRT#611388400 Improvements: Residential Dwelling SONIA E. TAYLOR AND LEON M. TAYLOR C.P. June Term, 2016 No. 02129 \$182,941.26 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-434 6017 Frontenac St 19149-3238 53rd wd. 1,132 Sq. Ft OPA#531270200 Improvements: Residential Property ROBERT S. ODONNELL AND KATHRYN J. ODONNELL C.P. December Term, 2014 No. 01964 \$55,322.57 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-435 1207 S 46th St, a/k/a 1207-1209 S 46th St 19143 27th wd. ROW 3 STY MASONRY; 3,255 Sq. Ft BRT#272161500 Subject to Mortgage Improvements: Residential Dwelling REVEREND ROSA REED-SIMMONS A/K/A ROSA REED-SIMMONS C.P. July Term, 2016 No. 03366 \$367,526.71 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-436 5622 Pentridge St 19143 51st wd. ROW B/GAR 2 STY MASONRY; 1,060 Sq. Ft BRT#513236400 Subject to Mortgage Improvements: Residential Dwelling CLEMENTINE PATTERSON, ADMINIS-TRATRIX OF THE ESTATE OF HAZEL WILLIAMS-PREE C.P. December Term, 2015 No. 00337 \$72,296.23 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-437 630 Mountain St 19148 1st wd. ROW 2 STY MASONRY; 828 Sq. Ft BRT#012110000 Improvements: Residential Dwelling MILAGROS FLORES C.P. October Term, 2016 No. 01428 \$99,354.69 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-438 1216 S 7th St 19147 2nd wd. ROW 3 STY MASONRY; 1,269 Sq. Ft BRT#021479400 Improvements: Residential Dwelling JOSEPH J. VILLANTE, KNOWN SURVIVING HEIR OF JOSEPH C. VILLANTE AND UNKNOWN SURVIVING HEIRS OF JOSEPH C. VILLANTE C.P. June Term, 2016 No. 00018 \$235,133.67 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-439 424 Sepviva St 19125 18th wd. ROW 3 STY MASONRY; 1,050 Sq. Ft BRT#181472400 Subject to Mortgage Improvements: Residential Dwelling DOROTHY E. BURNS C.P. August Term, 2016 No. 01849 \$195,814.43 McCabe, Weisberg, & Conway, P.C.</p>	<p>1707-440 4938 D St 19120 42nd wd. ROW 2 STY MASONRY; 1,240 Sq. Ft BRT#421459700 Improvements: Residential Dwelling VIRGINIA BETTS A/K/A VIRGINIA B. BETTS C.P. February Term, 2016 No. 00546 \$84,671.28 McCabe, Weisberg, & Conway, P.C.</p> <p>1707-441 448 S 55th St 19143-1431 60th wd. 1,339 Sq. Ft OPA#604203600 Improvements: Residential Property KENNETH WITHERS C.P. August Term, 2015 No. 04662 \$76,098.07 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-442 4512 Bleigh Ave 19136-4006 41st wd. 1,469 Sq. Ft BRT#412148100 Improvements: Residential Dwelling SOLANGE LAVALLE C.P. July Term, 2016 No. 00274 \$127,038.28 Law Office of Gregory Javardian, LLC</p> <p>1707-443 8222 Williams Ave 19150-2011 50th wd. 1,472 Sq. Ft OPA#502245700 Improvements: Residential Property MICHAEL MOORE AND CHRISTIFAUN MOORE C.P. March Term, 2016 No. 01820 \$134,199.45 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-444 5473 Morse St 19131-3131 52nd wd. 1,224 Sq. Ft BRT#522029000 Improvements: Residential Dwelling OLIN D. JOHNSON C.P. October Term, 2015 No. 03045 \$73,897.40 Law Office of Gregory Javardian, LLC</p> <p>1707-445 825 S 13th St 19147-2635 2nd wd. 1,540 Sq. Ft OPA#022330400 Improvements: Residential Property PASQUALE DIGIULIO, JR C.P. July Term, 2016 No. 02920 \$166,709.64 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-446 3753 N Franklin St 19140 43rd wd. 900 Sq. Ft OPA#432289300 Improvements: Residential Property CARLOS M. PADILLA A/K/A CARLOS PADILLA C.P. June Term, 2016 No. 02567 \$78,383.19 KML Law Group, P.C.</p> <p>1707-447 434 N 64th St 19151-4001 34th wd. 1,666 Sq. Ft OPA#343083400 Improvements: Residential Property CORDELL SMITH C.P. May Term, 2015 No. 00714 \$89,768.53 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-448 1136 Magee Ave 19111-4940 53rd wd. 1,320 Sq. Ft OPA#531182600 Improvements: Residential Property RAE D. GIBBS A/K/A RAE GIBBS C.P. October Term, 2016 No. 00298 \$156,039.50 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-449 1359 Gilham St 19111-5523 53rd wd. 1,280 Sq. Ft OPA#531174900 Improvements: Residential Property STEVEN LAFALAISE C.P. April Term, 2015 No. 02499 \$146,172.92 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-450 469 E Cosgrove St 19144 59th wd. (formerly part of the 22nd wd.) 1,042 Sq. Ft OPA#592053400 Improvements: Residential Property TENEKA A. LEACH C.P. April Term, 2016 No. 03178 \$44,813.75 KML Law Group, P.C.</p> <p>1707-451 301 W Annsbury St 19140-1503 42nd wd. 1,020 Sq. Ft OPA#422012900 Improvements: Residential Property BETTY J. GILLIAM A/K/A BETTY GILLIAN AND JEKINA WADE A/K/A JAKINA WADE C.P. August Term, 2016 No. 01178 \$43,322.70 Phelan Hallinan Diamond & Jones, LLP</p> <p>1707-452 5859 Osage Ave 19143 60th wd. 975 Sq. Ft OPA#604183600 Improvements: Residential Property TRACEY E. WALLACE C.P. October Term, 2016 No. 03678 \$65,857.75 KML Law Group, P.C.</p>

SHERIFF'S SALE

1707-453
970 Anchor St 19124-1036 35th wd. 1,046 Sq. Ft OPA#351273500 Improvements: Residential Property
DAVID MCKENZIE A/K/A DAVID MC KENZIE C.P. February Term, 2016 No. 04446 \$117,165.70 Phelan Hallinan Diamond & Jones, LLP

1707-454
1223 Kenwyn St 19124 62nd wd. 1,198 Sq. Ft OPA#621013200 Improvements: Residential Property
BERNADETTE Y. TANNER A/K/A BERNADETTE TANNER AND WILLIE JAMES TAYLOR C.P. September Term, 2015 No. 03251 \$78,518.33 KML Law Group, P.C.

1707-455
8622 Gilbert St 19150 50th wd. 1,449 Sq. Ft BRT#502122500 Improvements: Residential Dwelling
SHAKURAH ABDUL-SAMAD, KNOWN HEIR OF CHARLES A. BROWN AND THERESA E. BROWN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES A. BROWN UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THERESA E. BROWN C.P. February Term, 2016 No. 02521 \$107,864.96 Udren Law Offices, P.C.

1707-456
2624 Mifflin St 19145 48th wd. 1,322 Sq. Ft OPA#482039200 Improvements: Residential Property
ANGELA CONFALONE AND MICHAEL A. STAUNTON C.P. November Term, 2015 No. 03061 \$37,529.57 KML Law Group, P.C.

1707-457
6106 Oxford St 19151 34th wd. 2,116 Sq. Ft BRT#342091800 Subject to Mortgage Improvements: Multi-family Residential
SHARONN THOMAS C.P. March Term, 2014 No. 4472 \$109,593.96 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1707-458
4712 Penn St 19138 23rd wd. 2,000 Sq. Ft BRT#234288900 Subject to Mortgage Improvements: Multi-family Residential
SHARONN THOMAS C.P. March Term, 2014 No. 4472 \$109,593.96 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1707-459
6563 N Woodstock St 19138 10th wd. 1,124 Sq. Ft BRT#102078100 Improvements: Residential
SHARONN THOMAS C.P. March Term, 2014 No. 4472 \$109,593.96 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1707-460
2132 Robbins St 19149-2944 62nd wd. 1,596 Sq. Ft BRT#621277400 Improvements: Residential Dwelling
ERNESTO A. RIVERA-PARDO C.P. January Term, 2016 No. 01349 \$120,538.32 Law Office of Gregory Javardian, LLC

1707-461
425 Fern St 19120 61st wd. 1,038 Sq. Ft OPA#612204900 Improvements: Residential Property
DARNELL R. MINUS C.P. July Term, 2013 No. 01877 \$74,967.21 KML Law Group, P.C.

1707-462
7415 Rugby St 19138 10th wd. (formerly part of the 50th wd.) 1,454 Sq. Ft OPA#102468500 Improvements: Residential Property
EDWARD E. JONES C.P. October Term, 2016 No. 04634 \$45,923.73 KML Law Group, P.C.

1707-463
1739 N Edgewood St 19151-3914 34th wd. 1,247 Sq. Ft BRT#342227900 Subject to Mortgage Improvements: Residential Dwelling
WADENER FRANCOIS C.P. October Term, 2011 No. 04431 \$37,983.50 Law Office of Gregory Javardian, LLC

1707-464
6126 Hazel Ave 19143 3rd wd. 2,250 Sq. Ft

SHERIFF'S SALE

OPA#032120700 Improvements: Residential Property
AYANNA SMITH C.P. September Term, 2016 No. 02586 \$122,406.80 KML Law Group, P.C.

1707-465
172 W Grange Ave 19120-2447 61st wd. 1,376 Sq. Ft OPA#612066100 Improvements: Residential Property
KARONA B. WATKINS AND PARRIS WATKINS C.P. October Term, 2016 No. 01075 \$92,859.50 Phelan Hallinan Diamond & Jones, LLP

1707-466
109 Roselyn St 19120 61st wd. (formerly part of the 42nd wd.) 958 Sq. Ft OPA#612192500 Improvements: Residential Property
VALISHA HERBERT C.P. October Term, 2016 No. 04261 \$87,817.30 KML Law Group, P.C.

1707-467
2813 W Albert St 19132 28th wd. 746 Sq. Ft OPA#281334300 Improvements: Residential Property
DORIAN A. WATTS C.P. April Term, 2015 No. 03405 \$55,011.15 KML Law Group, P.C.

1707-468
9007 Crefeld St 19118-3606 9th wd. 20,000 Sq. Ft BRT#092277200 Improvements: Residential Dwelling
FRANCIS J. MARTIN, ANNA S. KAMSTRA, FRANCIS E. MARTIN, DECEASED AND MARY R. MARTIN, DECEASED C.P. December Term, 2011 No. 02112 \$635,153.08 Law Office of Gregory Javardian, LLC

1707-469
5463 Lebanon Ave 19131 52nd wd. 3,003 Sq. Ft BRT#522081000 Improvements: Residential Real Estate
WALTER DOBBINS, III C.P. November Term, 2016 No. 00934 \$136,938.43 Stern & Eisenberg PC

1707-470
5256 N 6th St 19120 49th wd. 4,288 Sq. Ft OPA#492112700 Improvements: Residential Property
CRUZ LABOY C.P. April Term, 2015 No. 03091 \$88,954.79 KML Law Group, P.C.

1707-471
5420 Kingsessing Ave 19143 51st wd. ROW 2 STY MASONRY BRT#882061710 Improvements: Residential Property
JOHN NTEFO, DECEASED C.P. April Term, 2016 No. 00855 \$86,740.62 Alicia M. Sandoval, Esquire

1707-472
6027 Hazelhurst St 19151-3533 34th wd. 1,560 Sq. Ft BRT#34-2125400; PRCL#70N17-54 Improvements: Residential Dwelling
JAMES D. JENNINGS, DECEASED C.P. October Term, 2012 No. 02011 \$125,407.35 Powers, Kim & Associates, LLC

1707-473
2817 S Simpson St 19142-3319 40th wd. 1,520 Sq. Ft BRT#406001239; PRCL#044S22-0404 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SARAH F. LLOYD, DECEASED C.P. January Term, 2016 No. 02638 \$61,820.49 Powers, Kim & Associates, LLC

1707-474
1302 N 25th St 19121 29th wd. Land Area: 788 Sq. Ft; Improvement Area: 1,036 Sq Ft; Total: 1,824 Sq Ft OPA#291333100 Improvements: Residential Property
KINGDOM PURPOSE, LLC C.P. March Term, 2014 No. 1409 \$19,715.65 Michael P. Forbes, Esquire

1707-475
1526 Beverly Rd 19138 10th wd. 1,569 Sq. Ft BRT#102162000; OPA#102162000 Improvements: Residential Dwelling
MERCYLE J. BATTLE, KNOWN HEIR OF JOSEPHINE BATTLE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPHINE BATTLE C.P. September Term, 2015 No. 01150 \$70,177.13 Udren Law Offices, P.C.

SHERIFF'S SALE

1707-476
5407 Chancellor St. 19139 60th wd. APT 2-4 UNITS 2 STY MASON; 1,600 Sq Ft BRT#603035200 Subject to Rent Improvements: Residential Dwelling
PAMELA DELAGO AND JEFFREY DELAGO C.P. October Term, 2015 No. 01965 \$71,424.75 McCabe, Weisberg, & Conway, P.C.

1707-477
332 Magee Ave 19111 35th wd. Land: 2,495 Sq Ft; Improvement: 1,320 Sq Ft BRT#353095800 Improvements: Residential Real Estate
STEVEN J. CAMPBELL C.P. October Term, 2016 No. 004036 \$126,722.04 Stern & Eisenberg PC

1707-478
3720 N 18th St 19140-3533 38th wd. on the West side of 18th St.; Front: 16 feet, Depth: 93 feet 8 inches OPA#131252100 Improvements: Single Family Residence
YOLANDA INGRAM C.P. July Term, 2015 No. 02131 \$96,512.36 Stephen M. Hladik, Esq.

1707-479
4550 N 12th St. 19140 49th wd. 1,372 Sq Ft BRT#491456500 Improvements: Residential Real Estate
ALANA BELL C.P. August Term, 2014 No. 02148 \$28,894.98 Stern & Eisenberg PC

1707-480
6435 Torresdale Ave 19111 41st wd. .5 acres +- OPA#87-1-1928-50 Subject to Mortgage Improvements: Residential Home
DANIEL P. GARVIN AND DONNA M. GARVIN C.P. April Term, 2015 No. 02625 \$40,160.14 plus interest rate of 8.68% James V. Fareri, Esq

1707-481
4606 Wayne Ave 19144-3624 13th wd. on Southwesterly side of Wayne Avenue; Front: irregular, Depth: irregular OPA#133090400 Improvements: Single Family Residence
PAULINE BRONNER C.P. December Term, 2016 No. 00931 \$101,512.80 Stephen M. Hladik, Esq.

1707-482
1449 McKinley St 19111 54th wd. 2,336 Sq Ft OPA#541078500 Improvements: Residential Property
MYUNG H. CHO C.P. February Term, 2017 No. 02448 \$198,693.55 KML Law Group, P.C.

1707-483
1809 S 23rd St 19145 48th wd. 1,540 Sq Ft BRT#482246300 Improvements: Residential Real Estate
GEORGE PETERSON AND GERALDINE PETERSON C.P. October Term, 2016 No. 02043 \$62,364.52 Stern & Eisenberg PC

1707-484
2008 S Newkirk St 19145 48th wd. 1,521 Sq Ft BRT#482371200 Improvements: Residential Real Estate
JENNIFER M. CIFELLI C.P. October Term, 2016 No. 4913 \$106,124.42 Stern & Eisenberg PC

1707-485
726 N 19th St 19130 15th wd. 2,520 Sq Ft OPA#151050920 Improvements: Residential Property
RODNEY MURRAY C.P. December Term, 2014 No. 01292 \$220,658.10 KML Law Group, P.C.

1707-486
4742 Hazel Ave 19143 46th wd. 2,205 Sq Ft BRT#461068100 Improvements: Residential Real Estate
HATIM MUKHEF, INDIVIDUALLY AND AS ATTORNEY-IN-FACT FOR MOHAMMED NAJAWI A/K/A MOHAMMED A. NAJAWI, SHIREEN SHAIKH MALIK A/K/A SHIREEN MALIK, MOHAMMED NAJAWI A/K/A MOHAMMED A. NAJAWI AND ABDUL MALIK C.P. September Term, 2014 No. 00945 \$317,559.54 Stern & Eisenberg PC

1707-487
5852 N 6th St 19120 61st wd. 1,804 Sq Ft OPA#612277300 Improvements: Residential Property
BEVERLEY P. CHANDLER A/K/A BEVERLY P. CHANDLER A/K/A BEVERLY CHANDLER C.P. October Term, 2016 No. 01262 \$28,721.20 KML Law Group, P.C.

SHERIFF'S SALE

1707-488
1547 Levick St 19149 54th wd. 1,664 Sq Ft OPA#541105600 Improvements: Residential Property
FANG WANG C.P. January Term, 2017 No. 03716 \$132,081.62 KML Law Group, P.C.

1707-489
308 W Olney Ave 19120 42nd wd. 4,469 Sq Ft OPA#422303800 Improvements: Residential Property
THE UNKNOWN HEIRS OF HAE CHOI A/K/A HAE YOON CHOI, DECEASED AND MIN JUNG KANG, SOLELY IN HER CAPACITY AS HEIR OF HAE CHOI A/K/A HAE YOON CHOI, DECEASED C.P. July Term, 2016 No. 02188 \$153,270.61 KML Law Group, P.C.

1707-490
3008 N Stillman St 19132 38th wd. 648 Sq Ft BRT#381098800 Improvements: Residential Dwelling
LOIS MCDONALD AND BERNARD MCDONALD C.P. May Term, 2016 No. 02007 \$40,897.79 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.; Tyler J. Wilk, Esq.

1707-491
6500 Guyer Ave 19142 40th wd. 1,321 Sq Ft OPA#406320000 Improvements: Residential Property
THOMAS VASQUEZ C.P. October Term, 2016 No. 03524 \$116,811.89 KML Law Group, P.C.

1707-492
2750 N 28th St 19132 28th wd. 1,020 Sq Ft BRT#281118500 Improvements: Residential Dwelling
LOIS MCDONALD AND BERNARD C. MCDONALD C.P. May Term, 2016 No. 00368 \$36,216.47 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Heather Riloff, Esq.; Jeniece D. Davis, Esq.; Tyler J. Wilk, Esq.

1707-493
5161 Oakland St. 19124 23rd wd. Land: 1,595 Sq Ft; Improvement: 1,440 Sq Ft BRT#621400500 Improvements: Residential Real Estate
DAVE SWIERS A/K/A DAVID SWIERS AND TAMIARA SWIERS C.P. October Term, 2016 No. 004037 \$137,723.78 Stern & Eisenberg PC

1707-494
5021 Rosehill St 19120 42nd wd. 1,104 Sq Ft OPA#421348800 Improvements: Residential Property
PABLO CELEDONIO C.P. October Term, 2016 No. 03531 \$69,963.36 KML Law Group, P.C.

1707-495
2432 S Hutchinson St 19148-3726 39th wd. 665 Sq Ft BRT#393477700 Improvements: Residential Real Estate
ROBERTO FERRER AND RAMONA RODRIGUEZ C.P. June Term, 2016 No. 02926 \$114,388.63 Stern & Eisenberg PC

1707-496
5029 Chestnut St 19139-3530 27th wd. 2,233 Sq Ft BRT#60-2023600 Improvements: Residential Dwelling
WILLIAM BAITY AND ALICIA BAITY C.P. April Term, 2016 No. 00012 \$106,637.18 Powers, Kim & Associates, LLC

1707-497
229 N Wilton St a/k/a 229 Wilton St 19139 44th wd. 960 Sq Ft OPA#441142300 Improvements: Residential Property
ERIC U. MCKNIGHT A/K/A ERIC MCKNIGHT C.P. June Term, 2016 No. 01545 \$111,262.96 KML Law Group, P.C.

1707-498
141 Monroe St 19147-3411 2nd wd. (formerly part of 4th wd.) 1,006 Sq Ft BRT#023049900 Improvements: Residential Dwelling
CAROLYN A. PETERSEN C.P. October Term, 2015 No. 01101 \$337,751.38 Powers, Kim & Associates, LLC

1707-499
636 Mountain St 19148 1st wd. 702 Sq Ft OPA#012110300 Improvements: Residential Property
LAURENCE RICHARDSON C.P. March Term, 2016 No. 02868 \$107,895.91 Shapiro & DeNardo, LLC

SHERIFF'S SALE

1707-500
5105 Race St 19139 44th wd. 1,472 Sq Ft OPA#441030900 Improvements: Residential Property
CYNTHIA T. BROWN C.P. August Term, 2016 No. 00327 \$41,130.28 Shapiro & DeNardo, LLC

1707-501
6234 N 3rd St a/k/a 6234 3rd St 19120 61st wd. 1,680 Sq Ft OPA#611057500 Improvements: Residential Property
BEVERLY E. POITIER C.P. May Term, 2016 No. 02866 \$125,233.49 KML Law Group, P.C.

1707-502
71 E Clapier St 19144 12th wd. 1,621 Sq Ft OPA#121028500 Improvements: Residential Property
MUSTAFA ABDUL-MALIK A/K/A ELLIS M. MEARS A/K/A ELLIS MEARS AND NASEERAH MALIK-ABDUL C.P. October Term, 2016 No. 04552 \$107,577.33 Shapiro & DeNardo, LLC

1707-503
5405 Catharine St 19143 46th wd. 1,740 Sq Ft OPA#463090400 Improvements: Residential Property
MONIQUE Y. CAVE C.P. January Term, 2017 No. 03198 \$37,739.25 KML Law Group, P.C.

1707-504
6337 Martins Mill Rd 19111 35th wd. 2,234 Sq Ft OPA#353303400 Improvements: Residential Property
JOHN J. MCLANE C.P. November Term, 2014 No. 00369 \$23,126.51 KML Law Group, P.C.

1707-506
7127 Bryan St 19119 9th wd. 1,472 Sq Ft OPA#092085200 Improvements: Residential Property
AUDREY D. WILEY C.P. February Term, 2016 No. 00639 \$113,697.67 KML Law Group, P.C.

1707-507
3439 Saint Vincent St 19149 55th wd. 1,472 Sq Ft OPA#551452700 Improvements: Residential Property
NADINE PARKIN C.P. September Term, 2016 No. 01334 \$209,941.42 KML Law Group, P.C.

1707-508
1226 E Cheltenham Ave 19124 35th wd. Improvement Area: 1,400 Sq Ft; Land Area: 1,384 Sq Ft PRCL#351305800 Improvements: Row B/gar 2 Sty Masonry
TARA R. WILLIAMS C.P. August Term, 2015 No. 04653 \$129,253.02 Brett L. Messenger, Ryan A. Gower, and Paul J. Fanelli

1707-509
400-14 W Hortter St, #503 a/k/a 400-14 W Hortter St, Germantown Manor Condominium, Unit 503 19119 22nd wd. 1,448 Sq Ft OPA#888220226 Improvements: Residential Property
GLORIA PENN-EASTON A/K/A GLORIA PENN-EASTON, TRUSTEE OF THE PENN, EASTON, FARROW TRUST DATED 9/9/1999 C.P. October Term, 2016 No. 00142 \$182,728.73 Phelan Hallinan Diamond & Jones, LLP

1707-510
8603 Jackson St 19136-2107 65th wd. 1,152 Sq Ft OPA#652259700 Improvements: Residential Property
DAWN R. CASELLA C.P. May Term, 2016 No. 00626 \$129,936.84 Phelan Hallinan Diamond & Jones, LLP

1707-511
1846 Penfield St 19126-1538 10th wd. 1,280 Sq Ft OPA#101372800 Improvements: Residential Property
DELORES HUBBARD C.P. February Term, 2011 No. 01701 \$74,746.35 Phelan Hallinan Diamond & Jones, LLP

1707-513
185 W Spencer St, a/k/a 185 W Spencer Ave 19120-1939 61st wd. 1,140 Sq Ft OPA#611220700 Improvements: Residential Property
MONA LISA COLEMAN; ROBIN D. PEARSON-COLEMAN, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JOSEPH COLEMAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
JOSEPH COLEMAN, DECEASED C.P. July Term, 2015 No. 02867 \$29,654.28 Phelan Hallinan Diamond & Jones, LLP	5,574 Sq Ft BRT#882931970 Improvements: Mixed Use MALAIKA REID C.P. August Term, 2009 No. 995 \$689,000.00 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.	1707-526 2014 Pratt St 19124 62nd wd. 2,000 Sq Ft BRT#62-2-056000 Improvements: Residential Dwelling SUSAN SHIELDS C.P. September Term, 2012 No. 03422 \$72,738.71 Udren Law Offices, P.C.	Sq Ft OPA#162135300 Improvements: Residential Property KEMBERLEY D. CAMP C.P. December Term, 2011 No. 02876 \$46,350.86 Phelan Hallinan Diamond & Jones, LLP	No. 02617 \$126,505.29 Phelan Hallinan Diamond & Jones, LLP
1707-514 2828 Maxwell St 19136-1019 57th wd. 1,296 Sq Ft OPA#572052726 Improvements: Residential Property NOEL G. MALDONADO C.P. July Term, 2015 No. 02047 \$147,820.73 Phelan Hallinan Diamond & Jones, LLP	1707-520 5331 Willows Ave 19143-4127 51st wd. 1,280 Sq Ft BRT#511114400 Improvements: Residential Dwelling SUZIE MILOD C.P. October Term, 2015 No. 00466 \$108,961.02 Law Office of Gregory Javardian, LLC	1707-527 3715 Bandon Dr 19154 66th wd. 1,800 Sq Ft BRT#157-N-22-192; OPA#663403000 Improvements: Residential Dwelling ANNMARIE LIND, KNOWN HEIR OF PAUL F. LIND A/K/A PAUL F. LIND, SR.; ERNEST LIND, III, EXECUTOR OF THE ESTATE OF PAUL F. LIND A/K/A PAUL F. LIND, SR.; ESTATE OF PAUL F. LIND A/K/A PAUL F. LIND, SR.: C/O ERNEST LIND, III EXECUTOR; JOSEPH LIND, KNOWN HEIR OF PAUL F. LIND A/K/A PAUL F. LIND, SR.; PAUL LIND, JR., KNOWN HEIR OF PAUL F. LIND A/K/A PAUL F. LIND SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PAUL F. LIND A/K/A PAUL F. LIND, SR C.P. November Term, 2015 No. 04305 \$174,384.44 Udren Law Offices, P.C.	1707-531 7033 Grays Ave 19142-1116 40th wd. 1,620 Sq Ft OPA#406187900 Improvements: Residential Property ALONZO D. MARCUS, II C.P. July Term, 2016 No. 02989 \$120,039.66 Phelan Hallinan Diamond & Jones, LLP	1707-537 6516 Dorel St 19142-2815 40th wd. 1,102 Sq Ft OPA#406344800 Improvements: Residential Property FRANCIS J. NUGENT; REGINA NUGENT C.P. January Term, 2016 No. 00442 \$80,843.66 Phelan Hallinan Diamond & Jones, LLP
1707-515 4014 Shelmire St 19125-3617 41st wd. 1,396 Sq Ft OPA#412215500 Improvements: Residential Property JAMES W. WEISEMAN C.P. June Term, 2016 No. 02674 \$53,242.75 Phelan Hallinan Diamond & Jones, LLP	1707-522 2033 S Newkirk St 19145 48th wd. 1,378 Sq Ft OPA#482364500 Improvements: Residential Property DAMIAN RUTH C.P. October Term, 2016 No. 03970 \$111,305.14 Shapiro & DeNardo, LLC	1707-528 7033 Grays Ave 19142-1116 40th wd. 1,620 Sq Ft OPA#406187900 Improvements: Residential Property ALONZO D. MARCUS, II C.P. July Term, 2016 No. 02989 \$120,039.66 Phelan Hallinan Diamond & Jones, LLP	1707-532 317 S Cobbs Creek Pkwy, a/k/a 317 Cobbs Creek Pkwy 19143-1016 3rd wd. 1,764 Sq Ft OPA#032251200 Improvements: Residential Property LEROY A. JOHNSON A/K/A LEROY ANDREW JOHNSON C.P. November Term, 2015 No. 01098 \$54,453.86 Phelan Hallinan Diamond & Jones, LLP	1707-538A 1514 Wadsworth Ave 19150-1616 50th wd. Located on Southeasterly Side of Wadsworth Ave; 141'11" Northeast side of Michner Ave; Front: 17'11"; Depth: 191'1/2" OPA#882924965 EFTHIMIOS ANTONOPOULOS AND DIMITRA ANTONOPOULOS C.P. April Term, 2016 No. 02998 \$43,960.60 Jessica M. Gulash, Esq.; Lundy, Beldecos & Milby, P.C.
1707-516 1819 S 28th St 19145-1701 48th wd. 810 Sq Ft OPA#482344600 Improvements: Residential Property MANISONE KEOMANIVANH C.P. October Term, 2016 No. 00492 \$87,835.81 Phelan Hallinan Diamond & Jones, LLP	1707-523 5163 C St 19120 42nd wd. 1,508 Sq Ft OPA#421380500 Improvements: Residential Property YVONNE TOGBAH AND BENJAMIN TOGBAH C.P. October Term, 2016 No. 03533 \$91,766.99 Shapiro & DeNardo, LLC	1707-529 2543 N 9th St 19133-1908 37th wd. 1,286 Sq Ft OPA#371124000 Improvements: Residential Property MELISA MILLS C.P. December Term, 2015 No. 02032 \$71,423.34 Phelan Hallinan Diamond & Jones, LLP	1707-533 6033 W Oxford St 19151-3529 34th wd. 1,845 Sq Ft OPA#342097800 Improvements: Residential Property KWAME WILLIAMS C.P. April Term, 2016 No. 00024 \$161,934.46 Phelan Hallinan Diamond & Jones, LLP	1707-538B 1514R Wadsworth Ave 19150-1616 50th wd. Located on Southeasterly side of Wadsworth Ave (rear parking lot); 95' from north side of Michner St; Front: 455'; Depth: 86' 3-3/4" OPA#885651020 EFTHIMIOS ANTONOPOULOS AND DIMITRA ANTONOPOULOS C.P. April Term, 2016 No. 02998 \$43,960.60 Jessica M. Gulash, Esq.; Lundy, Beldecos & Milby, P.C.
1707-517 5941 Elsinore St 19120-1207 35th wd. 1,042 Sq Ft OPA#35-2303200 Improvements: Residential Property MICHAEL CLEMENTE C.P. October Term, 2016 No. 02278 \$75,715.64 Phelan Hallinan Diamond & Jones, LLP	1707-524 4440 Edgemont St 19137 45th wd. 1,299 Sq Ft OPA#45-3-2461-00 Improvements: Residential Property THERESA M. SOJA C.P. January Term, 2017 No. 04907 \$112,831.89 Shapiro & DeNardo, LLC	1707-530 2419 N 20th St 19132-3720 16th wd. 1,424	1707-534 7958 Provident Rd a/k/a 7958 Provident St 19150-1325 50th wd. 1,172 Sq Ft OPA#501171400 Improvements: Residential Property DWIGHT M. MILLS C.P. April Term, 2013 No. 02616 \$166,280.94 Phelan Hallinan Diamond & Jones, LLP	1707-539A 1737 N Stillman St 19121 29th wd. BRT#324090900 FREDERICK LAMAR PAGE C.P. October Term, 2016 No. 03267 \$66,703.98 Emmanuel J. Argentieri, Esquire
1707-518 167 W Nedro Ave 19120-2458 61st wd. 1,092 Sq Ft OPA#612104200 Improvements: Residential Property PABLITO M. ROLDAN AND ELENA M. ROLDAN C.P. October Term, 2016 No. 02667 \$74,715.07 Phelan Hallinan Diamond & Jones, LLP	1707-525 2435 N Carlisle St 19132 16th wd. 1,204 Sq Ft OPA#161014300 Improvements: Residential Property STEVEN GREENE C.P. February Term, 2017 No. 02705 \$92,802.17 Shapiro & DeNardo, LLC		1707-535 7650 Sherwood Rd 19151-2020 34th wd. 1,120 Sq Ft OPA#343241200 Improvements: Residential Property NADINE DESHAZOR A/K/A NADINE ROBINSON C.P. December Term, 2005	1707-539B 1743 N Stillman St 19121 29th wd. BRT#324091200 FREDERICK LAMAR PAGE C.P. October Term, 2016 No. 03267 \$66,703.98 Emmanuel J. Argentieri, Esquire
1707-519 1431-39 N 52nd St 19131-4430 44th wd.				



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